

MEMORANDUM
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
Miami-Dade County, Florida
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Agenda Item No. 15 (b) 7

TO: Honorable Chairman Bruno A. Barreiro **DATE:** June 26, 2007
and Members, Board of County Commissioners

FROM: Harvey Ruvin, Clerk **SUBJECT:** Proposed Boundary Change
Circuit and County Courts to the Village of Pinecrest

Kay M. Sullivan, Director
Clerk of the Board

Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board has received a petition from the Village of Pinecrest requesting a boundary change to the Village of Pinecrest. (See legal description in the attached application).

Following consideration by the County Commission, the Code provides that this request be forwarded to the Planning Advisory Board for review, study and recommendation.

Attachment
KMS/kk

VILLAGE OF PINECREST



CLERK OF THE BOARD
2006 JUN -7 AM 11:49
CLERK, SNAPPER CREEK CANAL
CLERK, MIAMI-DADE COUNTY, FLA.

APPLICATION FOR ANNEXATION

SNAPPER CREEK CANAL COMMERCIAL TRIANGLE (A/K/A TOYS-R-US TRIANGLE)

For submittal to: Miami-Dade County

Mayor:	Gary C. Matzner
Vice Mayor:	Robert Hingston
Councilmember:	Cindie Blank
Councilmember:	Nancy L. Harter
Councilmember:	Gail D. Serota

Village Manager:	Peter G. Lombardi
Village Clerk:	Guido H. Inguanzo, Jr., CMC
Village Attorney:	Cynthia Everett

Prepared by: James H. Holland, AICP, Planning Director

CONTENTS

I.	Village of Pinecrest Resolution	3
II.	Legal Description	7
III.	Grounds for the Proposed Boundary Changes	8
IV.	Service Provision	14
V.	Timetable to Supply Services	18
VI.	Financing Services	19
VII.	Projected Tax Load	21
VIII.	Land Use Plan and Zoning for Subject Areas	22
IX.	County Supervisor of Elections Certificate	24
X.	County Planning Director's Certification of Residential Lands	26
XI.	Certificate of Written Notice Mailing to Owners within 600 feet	31
XII.	Certificate of Public Hearing Notice Publication	47

I. VILLAGE OF PINECREST RESOLUTION

RESOLUTION NO. 2006-9

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, APPROVING PROPOSED MUNICIPAL BOUNDARY CHANGES BY ANNEXING THE ADDITIONAL LANDS REFERRED TO AS "SNAPPER CREEK CANAL COMMERCIAL TRIANGLE" INTO THE VILLAGE OF PINECREST; REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY TO EFFECT BY ORDINANCE THE PROPOSED BOUNDARY CHANGES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 5.04 of the Charter of Miami-Dade County empowers the Board of County Commissioners of Miami-Dade County, Florida to effect annexation on request of the governing body of a municipality; and

WHEREAS, Village Council of the Village of Pinecrest wishes to change the boundaries of the Village by annexing certain lands (the "Snapper Creek Canal Commercial Triangle") as more particularly described in the legal description attached as Exhibit A and depicted on the map attached as Exhibit B; and

WHEREAS, it is in the best interest of the Village of Pinecrest to accomplish such annexation; and

WHEREAS, the Village Council of the Village of Pinecrest held a public hearing on March 14, 2006 (continued on April 11, 2006) to consider the proposed municipal boundary changes

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF PINECREST, FLORIDA AS FOLLOWS:

Section 1. That the above recitals are true and correct and are hereby incorporated by reference.

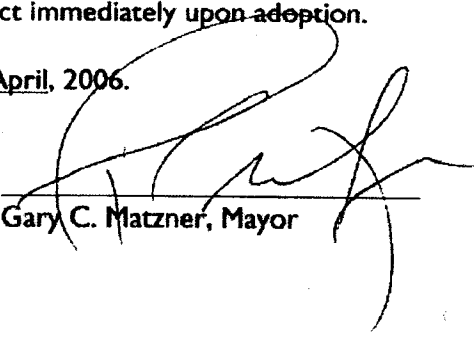
Section 2. That the Village Council hereby approves the proposed boundary changes by annexing the lands as described in the attached legal description and depicted on the attached map.

Section 3. That the Village Council of the Village of Pinecrest hereby requests that

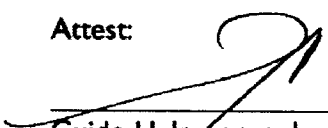
the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Section 5.04 of the Charter of Miami-Dade County, adopt an ordinance effecting the annexation of the properties described in Exhibit A and depicted on Exhibit B into the municipal boundaries of the Village of Pinecrest.

Section 4. This resolution shall take effect immediately upon adoption.

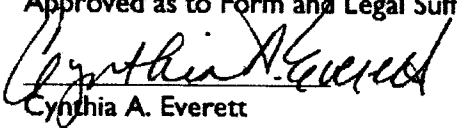
PASSED AND ADOPTED this 11th day of April, 2006.


Gary C. Matzner, Mayor

Attest:


Guido H. Inguanzo, Jr., CMC
Village Clerk

Approved as to Form and Legal Sufficiency


Cynthia A. Everett
Village Attorney



Moved by: Councilmember Harter
Second by: Councilmember Serota

Vote: Councilmembers Blanck, Harter, Serota, Vice Mayor Hangston, and Mayor Matzner voting Yes

EXHIBIT A

LEGAL DESCRIPTION

BEGIN at the northerly most limit of the Village of Pinecrest, same being the intersection of the centerline of State Road No. 5 (US 1) and the centerline of Snapper Creek Canal (Canal No. C-2); thence run northeasterly along the said centerline of State Road No. 5 to the point of intersection with the centerline of SW 67 Avenue (Ludlam Road); thence run south and southwesterly along said centerline of SW 67 Avenue to the intersection of the centerline of Snapper Creek Canal; thence run northwesterly to the **POINT OF BEGINNING**; all lying and being in Miami-Dade County, Florida

EXHIBIT B



II. LEGAL DESCRIPTION

BEGIN at the northernmost limit of the Village of Pinecrest, same being the intersection of the centerline of State Road No. 5 (US 1) and the centerline of Snapper Creek Canal (Canal No. C-2); thence run northeasterly along the said centerline of State Road No. 5 to the point of intersection with the centerline of SW 67 Avenue (Ludlam Road); thence run south and southwesterly along said centerline of SW 67 Avenue to the intersection of the centerline of Snapper Creek Canal; thence run northwesterly to the POINT OF BEGINNING; all lying and being in Miami-Dade County, Florida.

III. GROUNDS FOR THE PROPOSED BOUNDARY CHANGES

On April 11, 2006, the Pinecrest Village Council considered and passed Resolution 2006 - 9 requesting Miami-Dade County to effect the annexation of the Snapper Creek Canal Commercial Triangle, as shown in Figures 1 and 2, into the jurisdiction of the Village of Pinecrest pursuant to the Metropolitan Dade County Charter.

Area Description and Background

The area of the proposed annexation is a triangular shaped parcel comprising approximately 19.8 acres, inclusive of streets and canal rights-of-way and 13.4 acres net of these features. The subject property is contiguous to the northernmost limits of the Village of Pinecrest. It is bonded on the south by the centerline of the Snapper Creek Canal, on the west by the centerline of South Dixie Highway, and on the east by the centerline of Ludlam Road.

The land is fully developed and utilized by four property owners. Please refer to Table 1. Businesses include Kendall, formerly Dadeland Chevrolet, Toys-R-Us, Advance Auto Parts, and Dixie Pointe Shopping Center. In addition to a freestanding Miami Subs restaurant, this shopping center presently has 24 tenants housed within two buildings.

Grounds for Annexation

The Village of Pinecrest is ready, willing and able to cost-effectively serve existing and future development in the proposed annexation area as detailed in Section IV. As indicated, certain services will continue to be provided by Miami-Dade County.

Pinecrest is better suited to provide urban services to the area, particularly Police Protection and Code Enforcement than any other jurisdiction. In 2004, the City of South Miami proposed the annexation of the subject property. This proposal was not pursued beyond an initial public hearing on the matter. It has been reported that the affected property owners expressed their objection to this annexation proposal and further indicated that they preferred to be annexed by the Village of Pinecrest.

Upon annexation, the Downtown Kendall Urban Center designation will remain. The Village views the residential component of future mixed-use development as a means of partially achieving the goal of providing affordable housing.





The annexation will place local government officials and services much closer and more accessible to the property owners.





Snapper Creek Canal Commercial Triangle
Figure 2



-  City Border
-  Adjacent Parcels
-  Proposed Annexation Parcels
-  Proposed Annexation Area (19.8 Acres)

0 125 250
 Feet

Date: February 2006 | 2005 Aerial Photo



TABLE 1

PROPOSED ANNEXATION
COMMERCIAL TRIANGLE
February 16, 2006

FOLIO NUMBER	PROPERTY ADDRESS	OWNER INFORMATION
30-4035-034-0010	8279 S. Dixie Highway	DIXIE POINTE ASSOCIATES 7400 Kendall Drive, Apt# 209 Miami, FL 33156-7720
30-4035-034-0020	8325 S. Dixie Highway	GIRAFFE PROPERTIES LLC c/o TOYS R US, INC. One Geoffrey Way Wayne, NJ 07470
30-4035-000-1061	8345 S. Dixie Highway	ADVANCE AUTO PARTS P.O. BOX 2710 Roanoke, VA 24001
30-4035-000-1060	8455 S. Dixie Highway	ARGONAUT HOLDINGS INC
30-4035-000-1251		c/o WORLDWIDE R E 200 REN CENTER
30-4035-000-1180		Mail Code 482-B38-C96, P.O. Box 200
30-4035-000-1250		Detroit, MI 48265
30-4035-000-0200		SOUTH FLA. WATER MANAGEMENT DIST. 3301 Gun Club Road P.O. Box 24680 West Palm Beach, FL 33416-4680

Land use, Zoning and Redevelopment

The 2005-2015 Miami-Dade County Comprehensive Development Master Plan (CDMP) designates the area as a Regional Activity Center, which is intended to be developed at the highest intensities of development in the urbanized area. The CDMP further designates the Dadeland Area as "Chapter 380 Regional Activity Centers." The text from the CDMP reads:

Chapter 380 Regional Activity Centers.

Chapter 380.06(2)(e), Florida Statutes (F.S.) and chapter 28-24.014, Florida Administrative Code (FAC), authorize local governments to designate areas as regional activity centers, hereinafter "Chapter 380 regional activity centers", where the local government seeks to encourage higher intensities of development by increasing the threshold of the development size required to undergo State review as a Development of Regional Impact (DRI). In addition, Policy 16.2.11 of the Regional Plan for South Florida authorizes the designation of "Regional Development Districts" to implement provisions of Chapters 380.0651(3)(d)(3) and (3)(g)(2), F.S., which provide for the designation of geographic areas highly suitable for increased (DRI review) threshold intensity. The designation of a specific area and boundaries as a Chapter 380 regional activity center for the purpose of increasing DRI review thresholds does not change the CDMP Land Use Plan map designation of any land, nor does it change the uses or intensities of development authorized by the CDMP. It only changes the circumstances under which proposed developments in the designated area would have to be reviewed through Chapter 380, F.S., DRI process.

To further the goals, objectives and policies of the CDMP, the County Commission created the Downtown Kendall Urban Center District (DKUC). The Dadeland area was rezoned concurrently with the adoption of district requirements in December 1999. More particularly, the subject property is designated as "Edge Sub-District."

The DKUC district encourages mixed use development and permits the residential uses of the RU-4M, RU-4, and RU-4A districts and the business and civic uses of the BU-1, BU-1A, BU-Z, BU-3, RU-5 and RU-5A districts. The maximum building heights are eight (8) stories along Dixie Highway and seven (7) stories along SW 67 Avenue, with a further limitation of two (2) stories within 100 feet of the SW 67 Avenue, which abuts the residential area to the east. The CDMP suggests that an average floor area ratio, including parking structures be approximately 2.0.

The Village of Pinecrest intends to maintain the present zoning by modification of its own Land Development Regulations and to encourage redevelopment.

Public Services and Infrastructure

The Village of Pinecrest since its incorporation a decade ago, has demonstrated its ability to provide high quality public services and facilities to its residents and

commercial community while maintaining one of the lowest municipal tax rate in Miami-Dade County. These services and facilities can be ready extended to the subject area.

In addition to the provision of code compliance and general beautification benefits, Police protection will be significantly enhanced by increased presence and response times. Through the implementation of the Downtown Kendall Plans, the redevelopment of the area will create additional jobs and residents, providing additional riders for the Metro Rail and Metrobus system, thereby benefiting Pinecrest, South Miami, and the County.

In the process of preparing the 2005 Evaluation and Appraisal Report, the Village has established that it will work with Miami-Dade County to expand transit service within the Village by establishing a County-Operated Neighborhood Circulator Bus Route.

Proximity of Governmental Services

Property owners in the area will also benefit from close proximity to the Village's general activities and services including the Village Council, administrative personnel, and building review and permitting. This proposed annexation area is appropriate to become a natural extension of the Pinecrest's commercial development pattern in the northern portions of the Village. The area is most closely linked to, and influenced by the public services and facilities provided by the Village of Pinecrest.

Mitigation Contribution

In order to help mitigate the potential revenue loss to the County from the proposed annexation, the Village of Pinecrest will enter into an Interlocal Agreement with Miami-Dade County, whereby the Village will agree to pay to the County 100% of the net excess.

Consistency with County Requirements

This report has been prepared consistent with the requirements of Chapter 20, Article I, Section 20-3 of the Miami-Dade County Code in order to document the key characteristics and impacts of the proposed annexation by the Village of Pinecrest.

Summary

In summary, the proposed unincorporated area the Village of Pinecrest seeks to annex will provide future land for the long-term growth and redevelopment of the Village of Pinecrest. In turn, redevelopment will provide significant new job creation for the residents of these portions of Miami-Dade County, affordable housing opportunities, and increase the tax base of the Village and Miami-Dade County for operations and infrastructure improvements in the future. Landowners in the area will have much greater and closer access to local government officials and services provided by Pinecrest.

IV. SERVICE PROVISION

Police Protection

The Pinecrest Police Department will provide police protection to the proposed annexation area. The department is located approximately three (3) miles south of the subject area. Presently, the department has 53 sworn officers, 27 marked patrol vehicles, bicycle patrols and a general investigation unit. The department features a state-of-the art dispatch unit. The Pinecrest Police Department is certified by both the Commission on Accreditation for Law Enforcement Agencies (CALEA) and the Commission for Florida Law Enforcement Accreditation (CFA).

The daily police manpower, facilities and proximal location to the annexation area will allow for more responsive police protection that can be provided by any other municipality in Miami-Dade County. The projected Pinecrest Police emergency response to the area is 1 to 3 minutes, as compared to a 15 to 20 minutes emergency response time from the nearest Miami-Dade (Kendall District) substation.

The strong working partnership with the Miami-Dade County Police will continue to be maintained after annexation.

Fire Protection/Emergency Medical

Fire protection and emergency medical services will continue to be provided by Metropolitan Miami-Dade County. The subject property is approximately equidistant from Stations 14 and 23, both being approximately 1.4 miles away. The former is located at 5860 SW 70 Street, while the latter is located 7825 SW 104 Street. These stations, along with Rescue Station 49, located at 10850 SW 57 Avenue presently serve Pinecrest.

Water Supply and Distribution

Miami-Dade County Water and Sewer Department currently serves the subject property. This will continue in the future.

Sanitary Sewer Facilities

As with water supply and distribution, the Miami-Dade County Water and Sewer Department currently serves the area and this will continue.

Solid Waste Removal and Disposal

Pinecrest is currently provided garbage and trash pick-up services by Miami-Dade County Solid Waste Department. Garbage is collected twice a week and recyclable material once a week. Bulk solid wastes are collected on an on-call basis. Since all of the property is commercial in nature, it is expected that solid waste removal services will continue to be contracted on an individual business basis with qualified commercial haulers. Solid waste from the annexation area is disposed of in appropriate regional facilities by the private garbage and trash haulers.

Road Construction and Maintenance

Pinecrest maintains all streets within its jurisdiction with the exception of State and County roadways. Roadways currently situated (partially) within the proposed annexation are limited to State Road 5 (South Dixie Highway) and SW 67 Avenue (Ludlam Road). The maintenance of these facilities will continue to be the responsibility of the State of Florida and Miami-Dade County, respectively. New local streets will be dedicated to the Village, constructed, and improved by the private sector as development occurs with maintenance responsibility transferring to the Village once improvements are completed.

Parks and Recreation

The current land use for the subject area is commercial. Future land uses are expected to be consistent with the DKUC regulations, i.e., intense mixed-use development. Pinecrest has an abundance of public and private parks and recreational facilities. The public facilities include:

- Coral Pine Park, 6955 SW 104 Street
- Pinecrest Gardens, 11000 Red Road
- Veterans Wayside Park, SW 112 Street and Pinecrest Parkway
- Evelyn Greer Park, 8200 SW 124 Street
- Suniland Park, 12855 Pinecrest Parkway
- Flagler Grove Park, SW 104 Street and SW 77 Avenue (coming 2006)

The facilities of the Village of Pinecrest are much more accessible to users from the proposed annexation area than similar facilities within unincorporated Miami-Dade County.

Electric Service and Street Lighting

Electric service and street lighting system in Pinecrest is currently provided by Florida Power and Light (FPL). FPL has adequate capacity to serve the future electrical needs of the subject areas. FPL will provide services to the proposed annexation area as redevelopment occurs. The standards for street lighting in the proposed area would be fully consistent with the Florida Building Code, the State Energy Code, and the Pinecrest Code of Ordinances.

Stormwater Management

As with all of Miami-Dade County, regional stormwater management standards are implemented by the South Florida Water Management District (SFWMD) and Miami-Dade County Department of Environmental Resources Management (DERM). All proposed development projects must obtain the required regional and county stormwater management permits prior to issuance of building permits by the Village of Pinecrest. These procedures will continue to apply to the subject area. The Village operates a Stormwater Utility and will provide stormwater management facilities and services to the annexation area.

Comprehensive Planning

The Village of Pinecrest identified the subject area as one for potential annexation in its 2005 Evaluation and Appraisal Report, which is now under final review by the Florida Department of Community Affairs. As previously discussed, the 2005-2015 Comprehensive Development Master Plan (CDMP) of Miami-Dade County designates the area as a Chapter 380 Regional Activity Center and the County Commission has affected the implementation tool of the Downtown Kendall Urban Center Zoning District. The subject area is within this District and is classified as an "Edge Sub-District."

Site Planning and Zoning Administration

The Pinecrest Land Development Regulations (LDR), which is Chapter 30 of the Code of Ordinances, is the principal tool for the implementation of the CDMP and the management of land development activities. All plans for proposed development are reviewed for consistency with the Comprehensive Plan and LDR Code by Village staff. The Village Council also reviews site plans of relatively significant impact. The Village staff reviews all requests for land use amendments, rezoning, and conditional use approvals and submits recommendations related to these matters through the Village Manager to the Village Council for final action. Variance requests are handled in like fashion with the recommendations being forwarded to the Planning Board for final action. Upon annexation, the current processes and procedures will remain unchanged. Access to the planning and zoning administration services of Pinecrest by property owners will be considerably enhanced by the annexation.

Building Permitting and Inspections

The Village maintains a fully staffed Building Department. The Department processes all building permits and conducts building inspections, except for the reviews required by DERM and the Fire Department. The Village's building permitting services would be much closer (three miles) to the property owners of the proposed annexation area than similar services now provided by Miami-Dade County.

Code Compliance

The Village of Pinecrest maintains a Code Compliance Division within the Department of Building and Planning. The function of this division is to insure compliance with the Village Code of Ordinances and the Florida Building Code. In conjunction with this function, the Village utilizes the services of two Special Magistrates to hear appeals of civil violation notices issued for non-compliance. The Village now has three full time code compliance officers and administrative staff. This equates to one officer per 2.5 square miles. The annexation will provide a considerably higher degree of code enforcement than is presently experienced within the unincorporated area.

General Government

The Village of Pinecrest is a municipal corporation established under Florida Statutes and the Miami-Dade County Charter, and governed by an elected Mayor and four elected Council Members. Three of the Council Members are elected from geographical districts, while the Mayor and one Council Member are elected at-large. The Mayor and Council appoint a Village Manager, Village Clerk, and Village Attorney.

The Village Manager is the chief administrative official, who in turn appoints the heads of the Departments of Police, Building, Planning, Public Works, Parks and Recreation, and Finance. Human Resources is a division within the Office of the Village Manager. Upon approval of the annexation, the property and business owners will be afforded a much higher degree of accessibility to decision makers and the opportunity to participate in the decision making process than they presently experience. The Village Municipal Complex is three (3) easily traveled miles away, versus the ten (10) arduous miles to the Downtown Miami-Dade County Governmental Center. -

V. TIMETABLE TO SUPPLY SERVICES

SERVICE	SCHEDULE
Police Protection	Immediate
Fire Protection/Emergency Medical	Immediate
Water Supply and Distribution	Immediate
Sanitary Sewer Facilities	Immediate
Solid Waste Removal and Disposal	Immediate
Road Construction and Maintenance	As required by future development
Parks and Recreation	Immediate
Electric Service and Street Lighting	Immediate
Stormwater Management	Immediate
Comprehensive Planning	Immediate
Site Planning and Zoning Administration	Immediate
Building Permitting and Inspections	Immediate
Code Compliance	Immediate
General Government	Immediate

VI. FINANCING SERVICES

Police Protection

The Pinecrest Police Department is funded primarily through the Village's General Fund. Upon annexation, property tax collections from the area will defray the cost of police services. As redevelopment occurs, it is anticipated that increased property values will generate greater revenues, which will offset additional police service costs over the longer term.

Fire Protection/Emergency Medical

Fire protection and emergency medical services will continue to be provided by Miami-Dade County using existing revenue sources. Any additional fire and emergency medical costs incurred by the County as a result of future growth in the proposed annexation area is expected to be offset by higher county revenues generated from same.

Water Supply and Distribution

Any future costs associated with water main extensions and connections will be paid for by private developers as redevelopment in the proposed annexation area progresses. Monthly water usage charges will provide the revenues necessary for operation and maintenance of the potable water treatment and distribution system.

Sanitary Sewer Facilities

As with water distribution, future costs associated with sanitary sewer extensions and connections will be paid by private developers as redevelopment in the proposed annexation area progresses. Monthly sewer usage charges will provide the revenues necessary for operations and maintenance of the waste water facilities, pump stations, and lines by Miami-Dade County.

Solid Waste Removal and Disposal

Waste removal costs will continue to be paid by individual businesses in proposed annexation area that will contract with licensed commercial haulers. Solid waste disposal costs generated from the area will be borne by private garbage and trash haulers who pay bulk fees to regional disposal facilities.

Road Construction and Maintenance

New roadways and expansion of existing streets necessary to accommodate future development will be funded by the private development sector through direct construction. The State and County will continue to maintain State Road 5 and SW 67 Avenue, respectively.

Parks and Recreation

No new park and recreation facilities will be needed to serve the existing commercial land uses proposed for the subject area. Redevelopment embracing residential components will obviously create a greater demand for park and recreational facilities.

However, it is anticipated that no new facilities will be required because the Village's present high level of service.

Electric Service and Street Lighting

Florida Power will fund electric service and street lighting and light through user fees and developer contributions as the need arises.

Stormwater Management

Local drainage improvements in the proposed area will be funded by the private sector as redevelopment occurs. Maintenance of those facilities will be implemented through the Village's stormwater utility. The South Florida Water Management District through its ad valorem tax proceeds will fund regional stormwater management improvements, if necessary to serve future development in the area.

Comprehensive Planning

Comprehensive planning services within Pinecrest are paid from the General Fund. Planning for the proposed annexation area will be funded from property tax revenues.

Site Planning and Zoning Administration

Site planning and zoning administration are primarily funded by ad valorem tax proceeds, with some defrayal from assessed application fees. These same sources will be used upon annexation.

Building Permitting and Inspections

Fees collected from private developers as project applications are submitted pay for building permitting and inspections. This same source would be used to pay for building permitting and an inspection as future development occurs.

Code Compliance

The administration of the code compliance function is funded by ad valorem tax proceeds; assessed fines are deposited into the General Fund. It is not anticipated that this will be modified after the annexation is effected.

General Government

The general government services of the Village are funded from the General Fund. This will not change upon the annexation of the subject area.

VII. PROJECTED TAX LOAD

According to Miami-Dade County Property Appraiser's Office, the 2005 total taxable property value in the Snapper Creek Canal Commercial Triangle is \$20,919,705. Applying the 8.827 mill unincorporated ad valorem tax rate, the 2004 property tax collections by Miami-Dade County from the area would be approximately \$184,658.

If the subject area, were annexed into the Village of Pinecrest, the County would collect the countywide ad valorem tax rate of 6.3792 mills (2004), but would not assess the Urban Municipal Service Area (UMSA) rate of 2.447 mills. To mitigate the revenue loss to the County from the proposed annexation, Pinecrest will annually contribute an agreed upon equitable amount, determined on a millage rate basis, to mitigate the County's loss of net UMSA revenues from the annexation area to a Trust Fund which would be used by the County for improvements and services now paid for out of existing UMSA revenues. The County would no longer be obligated to provide UMSA services within this annexation area.

Should the area be annexed, it would be subject to the Village of Pinecrest's current ad valorem tax rate of 2.4 mills, which would generate an estimated \$50,207 annually in real and personal tax revenues for the Village of Pinecrest.

VIII. LAND USE PLAN AND ZONING FOR SUBJECT AREAS

The proposed Land Use designation upon annexation will be consistent with the Miami-Dade County CDMP, which is "Chapter 380 Regional Activity Center." Since the Village of Pinecrest's Future Land Use Map and Zoning Map are one in the same, the designation will be "Downtown Kendall Urban Center District" or "DKUC." The property will be further classified as "Edge Sub-District." Figure 3 is a graphical depiction of the entire DKUC District.

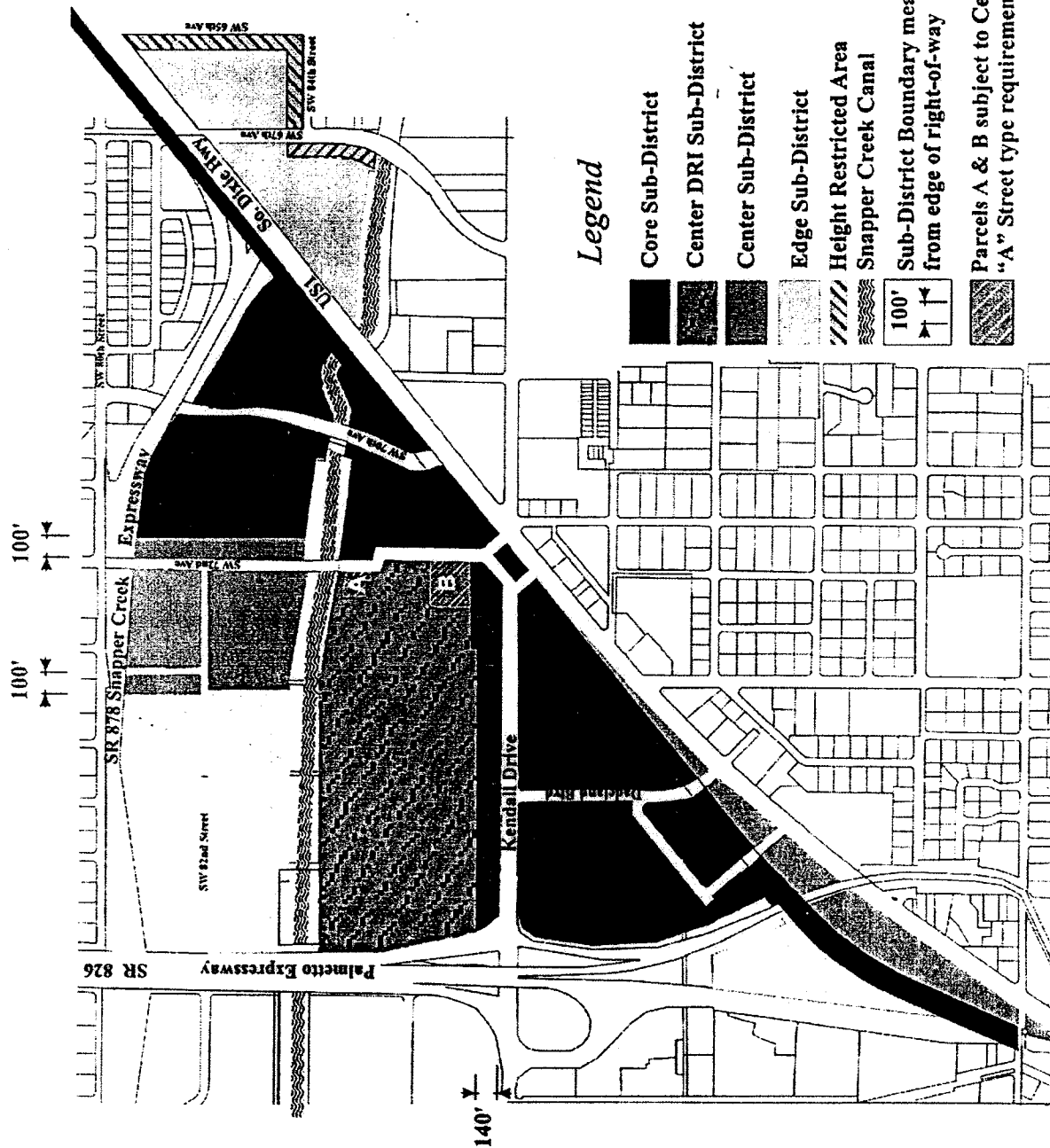


FIGURE 3

IX. COUNTY SUPERVISOR OF ELECTIONS CERTIFICATE



ADA Coordination
Agenda Coordination
Animal Services
Art in Public Places
Audit and Management Services
Aviation
Building
Building Code Compliance
Business Development
Capital Improvements
Citizens' Independent Transportation Trust
Commission on Ethics and Public Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Cultural Affairs
Elections
Emergency Management
Employee Relations
Empowerment Trust
Enterprise Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Services
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraisal
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-VOTE F 305-499-8547
TTY: 305-499-8480

miamidade.gov


CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Lester Sola, Supervisor of Elections of Miami-Dade County, Florida, hereby certifies that no voters are registered to vote in the area described as the "Snapper Creek Canal Commercial Triangle."

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-
DADE COUNTY,
FLORIDA, ON THIS
3rd DAY OF MARCH
2006.


Lester Sola
Supervisor of Elections
Miami-Dade County

**X. COUNTY PLANNING DIRECTOR'S CERTIFICATION OF
RESIDENTIAL LANDS**

Memorandum



Date: May 17, 2006

To: Kay Sullivan, Director
Clerk of the Board

From: Diane O'Quinn Williams, Director
Department of Planning and Zoning

Subject: Certification of the Village of Pinecrest's Proposed Annexation of the Area Described
in Village Resolution No. 2006-9 (Snapper Creek Canal Commercial Triangle)

This memo will serve to certify that, in accordance with Sec. 20-9 (a) of the Code of Miami-Dade County, I have determined that:

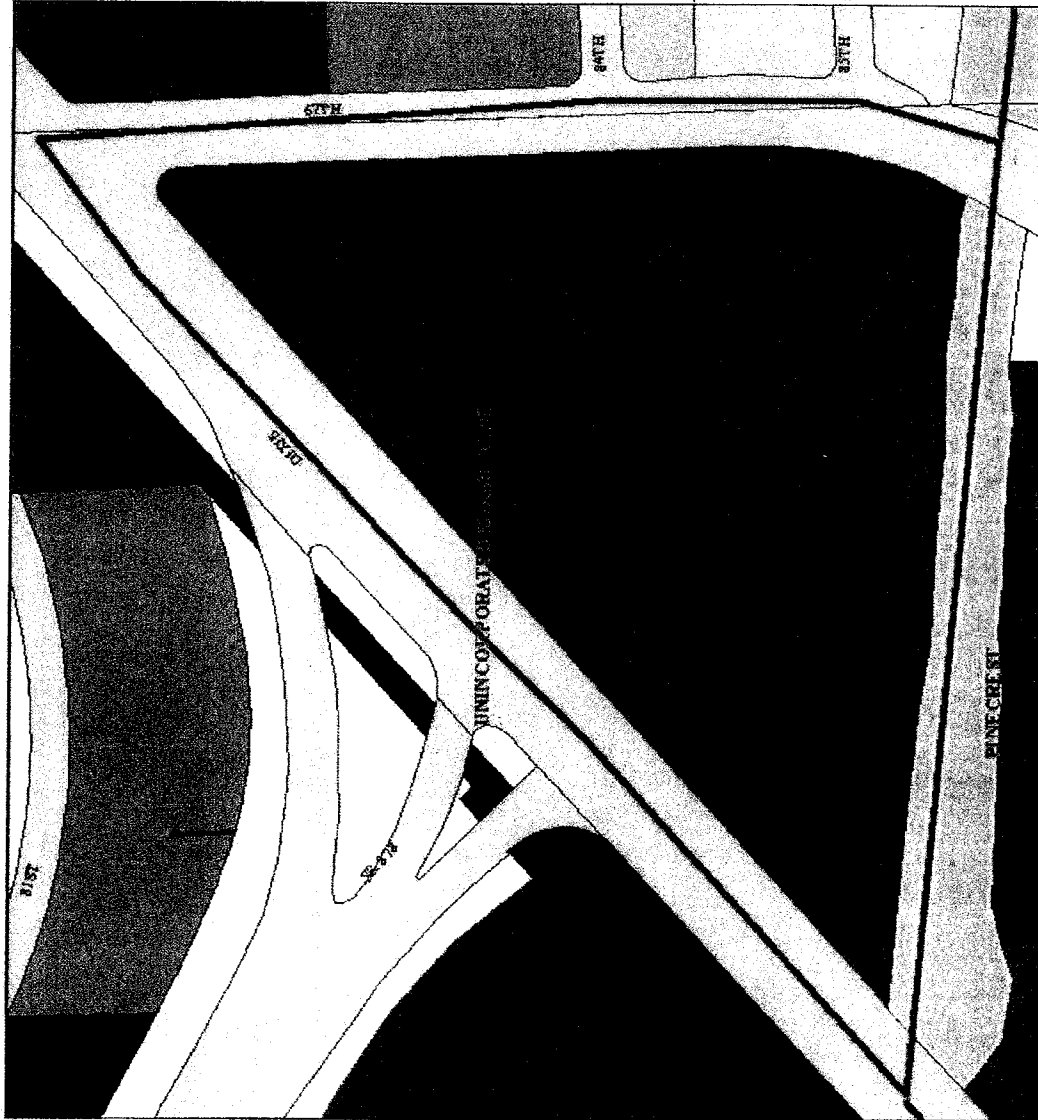
- According with the 2006 land use records, the proposed annexation area known as the Snapper Creek Canal Commercial Triangle and shown in the attached figure contains 19.7 acres of which none are in residential use.
- The full legal description of the proposed annexation area is attached.

DO'QW:SB:TBS:GL

cc: Sarah Ingle, Office of Strategic Business Management
Craig Collier, County Attorney's Office



PINECREST ANNEXATION



Legend

- Boundary off Increst Annex
- Single Family
- Two-Family Duplexes
- High-density Multi-Family
- Commercial, Shopping Centers, Stadiums
- Office
- Institutional
- Industrial Extraction
- Communications, Utilities, Terminals
- Streets, Roads, Expressways, Ramps
- Streets, Expressways R/W
- Water Conservation Areas
- Vacant, Unprotected
- Inland Waters
- Street Names



May 2006

Department of Planning and Zoning

EXHIBIT A

LEGAL DESCRIPTION

BEGIN at the northerly most limit of the Village of Pinecrest, same being the intersection of the centerline of State Road No. 5 (US 1) and the centerline of Snapper Creek Canal (Canal No. C-2); thence run northeasterly along the said centerline of State Road No. 5 to the point of intersection with the centerline of SW 67 Avenue (Ludlam Road); thence run south and southwesterly along said centerline of SW 67 Avenue to the intersection of the centerline of Snapper Creek Canal; thence run northwesterly to the **POINT OF BEGINNING**; all lying and being in Miami-Dade County, Florida

Land Use
Pinecrest Proposed Annex Area, 2006

Land Use	Acres	Percentage
Commercial & Office	14.5	73.7
Transportation, Communication, Utilities	4.3	21.9
Inland Waters	0.9	4.4
Total:	19.7	100.0

Source: Miami-Dade County Department of Planning and Zoning,
Research Section, May, 2006

**XI. CERTIFICATE OF WRITTEN NOTICE MAILING TO OWNERS
WITHIN 600 FEET**

AFFIDAVIT CERTIFYING THE
MAILING OF NOTICE OF ANNEXATION

STATE OF FLORIDA)
 ss
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, appeared Guido H. Inguanzo, Jr., CMC, personally known to me, being over the age of 18 years, and under oath, deposes and says:

1. That he is the Village Clerk of the Village of Pinecrest.
2. That under the direction of your Affiant the attached written notice (Exhibit "A" hereto) regarding the proposed Annexation known as Snapper Creek Canal Commercial Triangle (a/k/a Toys-R-Us Triangle) into the Village of Pinecrest, was sent to all owners of property within the annexation area and to all owners of property located within six hundred feet (600') of such Snapper Creek Canal Commercial Triangle (a/k/a Toys-R-Us Triangle) Annexation.
3. That the written notices were mailed individually by Guido H. Inguanzo Jr., CMC, Village Clerk of the Village of Pinecrest to such property owners on the date of such notice letters.
4. That the names and addresses of each and everyone of the property owners to which the notices were mailed are set forth on the attached list. (Exhibit "B" hereto).

FURTHER AFFIANT SAYETH NAUGHT.

Dated at Pinecrest, Miami-Dade County, Florida, this 28th of February, 2006.


GUIDO H. INGUANZO, JR., CMC
Village Clerk

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 1st DAY
OF MAY, 2006.


NOTARY PUBLIC AT LARGE

My Commission Expires:

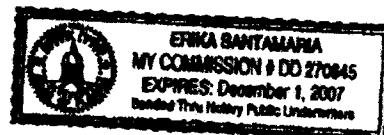
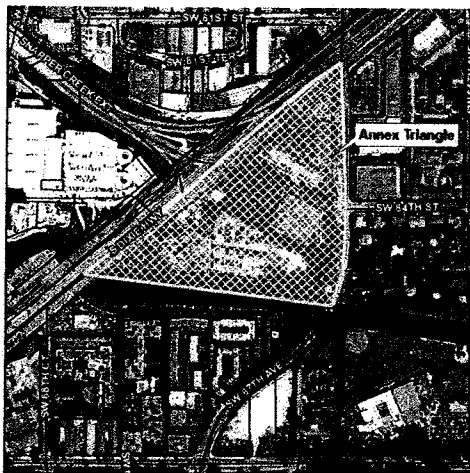


EXHIBIT "A"



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Pinecrest Village Council will conduct a public hearing on Tuesday, March 14, 2006, 7:00 p.m., in the Council Chamber, Pinecrest Municipal Center, 12645 Pinecrest Parkway, Pinecrest, Florida, pursuant to Section 5.04 of the Miami-Dade County Charter and Section 20-3 of the Miami-Dade County Code of Ordinances, to consider the proposed annexation of the "Snapper Creek Canal Commercial Triangle" and enactment of a resolution concerning the annexation of certain land described in the map and legal description below. The proposed annexation area known as the "Snapper Creek Canal Commercial Triangle" is shown on the map by a diagonal line designation.



LEGAL DESCRIPTION

BEGIN at the northerly most limit of the Village of Pinecrest, same being the intersection of the centerline of State Road No. 5 (US) and the centerline of Snapper Creek Canal (Canal No. C-2); thence run northeasterly along the said centerline of State Road No. 5 to the point of intersection with the centerline of SW 67 Avenue (Ludlum Road); thence run south and southwesterly along said centerline of SW 67 Avenue to the intersection of the centerline of Snapper Creek Canal; thence run northwesterly to the POINT OF BEGINNING, all lying and being in Miami-Dade County, Florida.

Interested parties are invited to appear and be heard. Copies of the proposed resolution, map of area and other materials relating to this hearing may be obtained at Pinecrest Village Hall, Office of the Village Clerk, 12645 South Dixie Highway, Pinecrest, Florida or by sending a request to clerk@pinecrest-fl.gov.

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not later than four business days prior to such proceeding.

Any one wishing to appeal any decision made by the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 206.0105).

Guido H. Inganzo, Jr., CMC
Village Clerk

VILLAGE OF PINECREST
www.pinecrest-fl.gov

EXHIBIT "B"

PEDRO LOPEZ &W SOLEDAD
6707 SW 88 ST #101
MIAMI FL 331561795

ROBERT AGUILAR
6707 N KENDALL DR #102
MIAMI FL 331561795

BEHZAD SABA
6707 N KENDALL DR #103
MIAMI FL 331561795

ANA L URIBE
10317 NW 9 ST CIR #205
MIAMI FL 331723282

YVETTE LOPEZ
6707 SW 88 ST #105
MIAMI FL 331561755

- LIBIA A VARON
6707 N KENDALL DR #106
MIAMI FL 331561781

STEVEN KOFF &W ANA
6490 SW 102 ST
MIAMI FL 331563362

STANLEY WAKSHLAG &W
MARTHA WAKSHLAG
4970 SW 78 ST
MIAMI FL 331436042

CRISTINA PINEDA
6707 SW 88 ST UNIT 109
MIAMI FL 331561781

SHENGHAN LAI &W HONG
10325 ROYAL ASCOT CT
ELLICOTT CITY MD 21042

SHENGHAN LAI &W HONG
10325 ROYAL ASCOT CT
ELLICOTT CITY MD 21042

SHENGHAN LAI &W HONG
10325 ROYAL ASCOT COURT
ELLICOTT CITY MD 21042

MARIA E RODRIGUEZ & OLGA SANCHEZ
6707 N KENDALL DR #113
MIAMI FL 331561796

JUDITH SANCHEZ
6707 SW 88 ST #114
MIAMI FL 331561796

BERTHA A TORRES &H H CARDENAS &
LUISA F CARDENAS
6707 N KENDALL DR #115
MIAMI FL 331561796

JUCARA L SANTOS
6707 SW 88TH STREET #116
MIAMI FL 331561752

JORGE GARCIA &W LILIANA
6707 SW 88 ST #117
MIAMI FL 331561752

MIGUEL GONZALEZ &W
ZULMA GONZALEZ
6707 SW 88 ST #118
MIAMI FL 331561752

SENEN GONZALEZ
6707 N KENDALL DR #119
MIAMI FL 331561752

FIN INVEST FLORIDA INC
9320 SW 132 ST
MIAMI FL 331768702

CHARLES FOSCHINI &W ELSA
6709 N KENDALL DR #201
MIAMI FL 331561754

VRENY M ARNOLD
6709 N KENDALL DR #202
MIAMI FL 331561754

CHARLES R WHITAKER &W
MAGALY P WHITAKER
6709 N KENDALL DR #203
PINECREST FL 331561754

LAURA R SANCHEZ
5500 BANYAN DR
MIAMI FL 331562120

JANICE NASSER
6709 N KENDALL DR #205
MIAMI FL 331561754

JORGE LARIN
6709 N KENDALL DR #206
MIAMI FL 331561754

GLORIA M FERNANDEZ
6709 N KENDALL DR #207
MIAMI FL 331561782

FRANCINE ABBOTT
6709 SW 88 ST #208
MIAMI FL 331561782

PIERO BATTISTINI
9060 SW 83 ST
MIAMI FL 331734142

ROBERTO BEHAR &W
ANA M BEHAR
6709 N KENDALL DR #210
PINECREST FL 331561782

CHRISTINA M PRIETO
6709 N KENDALL DR #211
MIAMI FL 331561782

PATRICIA RAMOS
7540 SW 93 PL
MIAMI FL 33173

CYNTHIA L ROWE
6709 SW 88 ST #213
PINECREST FL 331561798

BRENDALI PEREZ
6709 N KENDALL DR #214
PINECREST FL 331561798

JOSE E SAMPEDRO
6709 SW 88 ST #215
MIAMI FL 331561798

JACINTO MONTEIRO DIAS &W MARIA
6709 N KENDALL DR #216
PINECREST FL 331561798

DILLARD R BORDEN III
6709 N KENDALL DR #217
MIAMI FL 331561798

HUI HUA HENRY LU &W
RUI HONG CHEN
6709 N KENDALL DR #218
MIAMI FL 331561798

HANY GUIRGUIS &W JULIETTE
6709 N KENDALL DR #219
PINECREST FL 331561783

JENNIFER A BRILL
6709 N KENDALL DR #220
MIAMI FL 331561783

MICHELL M FEANNY
6709 N KENDALL DR #221
MIAMI FL 331561783

ALBERTO ROQUE &W ANNETTE
5700 SW 114 TERR
MIAMI FL 331565027

PABLO MAURER
6801 SW 83 PL
MIAMI FL 331432520

SHENGHAN LAI &W HONG
10325 ROYAL ASCOT CT
ELLICOTT CITY MD 21042

SANDRA L TEST
8900 SW 117 AVE B-105
MIAMI FL 331862155

JUNG HWA JENG
6709 N KENDALL DR #226
MIAMI FL 331561784

GISELLE N KNOBLAUCH
6709 N KENDALL DR #227
PINECREST FL 331561784

J S ROSS LLC
10805 SW 77 CT
MIAMI FL 331563728

WILLIAM HERSMAN &W CARMEN R
12825 SW 69 CT
MIAMI FL 33156

ED RUBINOFF &W ANN
60 EDQEWATU DR #5-E
CORAL GABLES, FL 33133

RON CARTAYA &W GEORGINA
7801 SW 89 AVE
MIAMI FL 331733416

SHEN HSIUNG TSENG &W MEI HUI
6705 SW 88 ST #302
MIAMI FL 331561753

REDMOND BUNN GAUTIER IV
6705 N KENALL DR #303
MIAMI FL 331561753

FRANK A DIAZ
6705 N KENDALL DR #304
PINECREST FL 331561753

CARLOS M DEL VALLE
6705 N KENDALL DR #305
MIAMI FL 331561753

LASONYA K LACY
6705 N KENDALL DR #306
MIAMI FL 331561753

JEFFREY S BECK &W AMUNI
11205 SW 57 CT
MIAMI FL 331565012

ELLEN ACLE
6705 SW 88 ST #308
MIAMI FL 331561780

ABEL L IGLESIAS &W MARIA ELENA
828 MARIANA AVE
MIAMI FL 331342414

JIANXIN YU &W BO QIAO YU
8441 SW 165 TERR
MAMI FL 331570405

MANUEL CAMARGO &W SILVIA L
6705 SW 88 ST UNIT 311
MIAMI FL 331561780

LISA LEVENSON
6705 N KENDALL DR #312
MIAMI FL 331561780

FARIBA BUTTAUFUOCO &H CHRISTOPHE
6705 SW 88 ST #313
PINECREST FL 331561797

GEISA SALAS
6705 SW 88 ST UNIT 314
MIAMI FL 331561797

LUIS A LEON & MARIE FERNANDEZ
6705 SW 88 ST #315
PINECREST FL 331561797

JILL M STROMMEN
6703 N KENDALL DR UNIT 401
PINECREST FL 331561755

ALEXANDER J SANCHEZ
6703 N KENDALL DR #402
PINECREST FL 331561755

MARIA MAGDALENA BANGO
6703 N KENDALL DR #403
MIAMI FL 331561755

JULIE I DEHOMBRE
6703 N KENDALL DR #404
MIAMI FL 331561755

LOREN C MATTHEWS
6703 N KENDALL DR #405
MIAMI FL 331561755

OLGA FLEITES
6703 N KENDALL DR #406
MIAMI FL 331561779

JEFFREY A GREENE
6703 SW 88 ST UNIT 407
MIAMI FL 331561779

GUILLERMO MONTOYA
66 N PROSPECT DR
CORAL GABLES FL 331336807

SAM MOSHE &W PAULA SPERBER
3540 N 53 AVE
HOLLYWOOD FL 33021

ED RUBINOFF &W ANN
60 EDGEWATER DR # 5-E
CORAL GABLES, FL 331336970

HARVEY BODANSKY (TR)
HARRY BODANSKY TRUSTEE
9618 DEWAR LN
KENSINGTON MD 208950000

REZA FARAJZADEH
12300 SW 68 CT
MIAMI FL 331565420

CASTO GONZALEZ &W LEONOR
6711 N KENDALL DR #504
MIAMI FL 331561756

RENEE M BRANSKI
6711 N KENDALL DR #505
PINECREST FL 331561756

SOL & SANDRA RUSSO
10285 SW 103 LN
MIAMI FL 331763520

ROXANA QUIROS &H
JOHAN CAMARGO
6711 N KENDALL DR #507
MIAMI FL 331561785

BARBARA BLANCO
6711 N KENDALL DR 508
MIAMI FL 331561785

RAFAEL ARIAS &W MARY G
521 TIBIDABO AVE
CORAL GABLES FL 331436326

JOSE A SALAZAR &W JACQUELINE D
6711 SW 88 ST #510
PINECREST FL 331561785

GREG MENZIES JR &W ANA PATRICIA
6711 SW 88 ST #511
MIAMI FL 331561785

INGRID MARIE HIRSCHHORN
6711 N KENDALL DR #512
MIAMI FL 331561785

IARA M HAKAKIAN & MARINA FONSECA
MARIA M BANGO
4950 SW 80 ST
MIAMI FL 331436044

DEBBIE & MONIKA & SONIA MUCARSEL
LILY MUCARSEL
6730 SW 76 TERR
MIAMI FL 33143

SUSANA G BATTISTINI
9060 SW 83 ST
MIAMI FL 331734142

LIGIA C & LIGIA A TOLL
6713 N KENDALL DR #604
MIAMI FL 331561757

ISABEL SUAREZ-BURGOS
6713 N KENDALL DR #605
MIAMI FL 331561757

REBECCA J BUTLER
6713 N KENDALL DR #606
MIAMI FL 331561757

VICTOR RICO & EFRAIN VILCHES
6713 SW 88 ST #607
PINECREST FL 331561786

MARITA & GIANCARLO SALGADO
8366 SW 193 ST
MIAMI FL 33157

LUIS E BLANCO
18746 SHERMAN WAY
RESEDA CA 91335

FELICIANO RODRIGUEZ &W ZOILA
6713 SW 88 ST #610
MIAMI FL 331561786

CHARLOTTE SCURRY
88500 OVERSEAS HIGHWAY #505
TAVERNIER FL 33070

DEBORAH SUE JUSINO
6713 N KENDALL DR #612
MIAMI FL 331561786

GLADYS SARDINAS
6715 N KENDALL DR #701
MIAMI FL 331561758

RICARDO J PRADO &W MARYA A
6715 N KENDALL DR #702
MIAMI FL 331561758

ROLANDO BLAS GARCIA &W MYRIAM M
7075 SW 110 TERR
PINECREST FL 331563970

ABEL L IGLESIAS &W MARIA ELENA
828 MARIANA AVE
MIAMI FL 331342414

FREDERIC VAVAL &W WARDA
HERMANTIN
6715 N KENDALL DR UNIT 705
MIAMI FL 331561758

ALEXANDER DIAZ
6715 SW 88 ST #706
MIAMI FL 331561758

HUMBERTO D MEDRANO &W MIGNON
90 EDGEWATER DR #1110
CORAL GABLES FL 331336992

LOURDES S JARVAL
6715 SW 88 ST #708
MIAMI FL 331561787

GRACIELLA M GODOY
6715 SW 88 ST #709
PINECREST FL 331561787

OSMANY MENA
6715 N KENDALL DR #710
MIAMI FL 331561787

INGRID BOCANEGRA
P O BOX 430865
MIAMI FL 33243

MARINA IRIZARRY MERCADO
HOWARD B EMORY &W MILDRED
9100 S DADELAND BLVD STE 910
MIAMI FL 331567826

TARIQ BHATTY &W
AMBREEN BHATTY
1035 NW 121 AVE
CORAL SPRINGS FL 33071

MARINA SUPERLANO
6715 N KENDALL DR #714
MIAMI FL 331561577

MICHAEL NONES
6715 SW 88 ST #715
MIAMI FL 331561577

LUIS TREJO &W CLARA CORNEJO
6715 SW 88 ST #716
MIAMI FL 331561577

JOE L PRUNA
8600 SW 67 AVE #901
MIAMI FL 331437812

GORDON WEBB HARRIS
8600 SW 67 AVE #902
MIAMI FL 331437812

GEORGE D ROBINSON &W ELSIE D &
SUZANNE C ROBINSON
8600 SW 67 AVE #903
MIAMI FL 331437812

OSCAR TORRES
8600 SW 67 AVE #904
MIAMI FL 331437812

KAI WU &W
JIANING HUANG
8600 SW 67 AVE #905
PINECREST FL 33156

MARK E KINARD &W DONNA J
20200 SW 80 AVE
MIAMI FL 331189

YENLING LIU &H
MICHAEL CHEN
7540 187 ST
FRESH MEADOWS NY 11366

CARLOS AZCARATE
CLAUDIA RESTREPO
8600 SW 67 AVE #908
MAIMI FL 331437800

PHILLIP RUIZ JR
CYNTHIA H RUIZ
9040 SW 102 ST
MIAMI FL 331763045

KATHLEEN M BONDHUS
5150 SW 60 PL
MIAMI FL 331555

CHRISTOPHER TORRES
8600 SW 67 AVE #911
MIAMI FL 33143

MIGUEL A DE GRANDY &W LISA R
7540 SW 75 ST
MIAMI FL 331434121

REBECCA A BARELA
8600 SW 67 AVE #913
MIAMI FL 331437803

PAUL PATRUNO &W FLORENCE C
8600 SW 67 AVE #914
MIAMI FL 331437803

LINDA A DERLETH
8600 SW 67 AVE #915
MIAMI FL 331437803

MICHAEL DIAZ
8600 SW 67 AVE #916
MIAMI FL 33143

EVA C DELGADO
8600 SW 67 AVE #917
PINECREST FL 33143

SYLVIA JAMBU
8600 SW 67 AVE 918
MIAMI FL 331437813

DIRK L JACOBS &W KERRY K
12420 SW 68 CT
PINECREST FL 331566210

KANG REAL EST LLC
10701 SW 63 AVE
PINECREST FL 331564026

LOURDES DAHDAH
8482 SW 137 ST
PALMETTO BAY FL 33158

MARIO RIVERA &W JULIA
8600 SW 67 AVE #922
MIAMI FL 331437853

JADE LEGACY HOLDINGS LLC
7501 SW 165 TERR
MIAMI FL 331573846

HILDA ROMAGOSA
8600 SW 67 AVE #924
MIAMI FL 331437853

CHARLES R WHITTAKER &W MAGALY
8600 SW 67 AVE #925
MIAMI FL 331437853

GEORGE C TSITOURIS
15550 SW 72 AVE
MIAMI FL 331572554

GUILLERMO SAAVEDRA &W
VANESSA M SAAVEDRA
8600 SW 67 AVE #927
MIAMI FL 33143

HEOROS CORPORATION
527 BAY LANE
KEY BISCAYNE FL 331491750

VANESSA SNYDER
9060 SW 162 ST
MIAMI FL 331573588

REA C & INES B HANNA
8600 SW 67 AVE #930
MIAMI FL 331437814

CARMEN G POWER
8600 SW 67 AVE #931
MIAMI FL 331437854

ALFONSO GUNDELACH &W PAMELA
8600 SW 67 AVE #932
MIAMI FL 331437854

MOHAMMED & HOJAT FARAJZADEH
7350 SW 96 ST
MIAMI FL 331562926

ROBERT A MERCER
8900 SW 117 AVE SUITE B-105
MIAMI FL 331862155

SANDRA L TEST TRS
8900 SW 117 AVE #B-105
MIAMI FL 331862155

VIJAY GEORGE VARKI &W JOLLY
1740 SW SOUTH BAYSHORE LANE
COCONUT GROVE FL 33133

VIJAY GEORGE VARKI &W JOLLY
1740 SW SOUTH BAYSHORE LANE
COCONUT GROVE FL 33133

MAURA K & MARGARET ROSSI
8600 SW 67 AVE #938
MIAMI FL 331437816

ADRIANA PRADO
18724 SW 16 ST
PEMBROKE PINES FL 33029

NANCY J GRAY
34 JAMES FARM RD
LEE, NH 03824

COLLEEN F NORMAN &H ROBERT &
KELLY HILLBUN
8600 SW 67 AVE #941
MIAMI FL 331437855

FATIMA BURGOS
800 CLAUGHTON ISLAND DR #2605
MIAMI FL 331312659

GRACE ORTIZ
8600 SW 67 AVE #943
PINECREST FL 331437855

JOSHUA GALLANDER
8600 SW 67 AVE #944
PINECREST FL 33156

LAURA ARIAS
8600 SW 67 AVE #945
MIAMI FL 331437855

ALAN DIETZ &W SHEILA M
8600 SW 67 AVE #946
MIAMI FL 331437855

TROY D & JACQUELINE DAVIS (TRS)
EDIFICIO RIVER PLAYA 2-7-C
CALLE SANTA BARBARA 3
29640 FUENGIROLA MALAGA SPAIN
99999

MAIRA SANTOS
8650 SW 67 AVE #1002
MIAMI FL 331437815

CAROLINA PRACA
8650 SW 67 AVE #1003
MIAMI FL 331437815

SYLVIA ZAKLAMA & AYMAN HANNA
1627 BRICKELL AVE #804
MIAMI FL 331291248

DAVID CRESPO
8650 SW 67 AVE #1005
MIAMI FL 331437815

JOSEPH M WEHBY &W MARTHA H
5921 MAYNADA ST
MIAMI FL 331463343

JUAN CARLOS HAYDAR &W MARIA C
11111 SW 62 AVE
MIAMI FL 331564003

FRANK M ACOSTA
LISA A ACOSTA
7241 SW 58 ST
MIAMI FL 331431870

ROBERT C ATKINSON
8650 SW 67 AVE #1009
MIAMI FL 331437856

BARBARA G PHILLIPS
8650 SW 67 AVE #1010
PINECREST FL 331437856

LINDA K SCHRANK
BONNIE K HELMAN
6930 MINDELLO ST
CORAL GABLES FL 331463830

JOSE A LOPEZ
P O BOX 420591
MIAMI FL 332420591

ROBYN MILL
8650 SW 67 AVE #1013
MIAMI FL 331437817

VALERIO ODELLO
8650 SW 67 AVE #1014
MIAMI FL 331437817

SUAREZ INVESTMENTS INC
PO BOX 144120
CORAL GABLES FL 33114

RAJ B UTTAMCHANDANI &W
ARUNA UTTAMCHANDANI
8650 SW 67 AVE #1016
MIAMI FL 331437857

JAY BERNKRANT &W MARIA DIAZ
9790 SW 67 AVE
MIAMI FL 331563272

PAULA GUERRERO
8650 SW 67 AVE #1018
MIAMI FL 331437857

ARLENE M ROBINSON
8650 SW 67 AVE #1019
PINECREST FL 33156

ROSE BRESTIN
8650 SW 67 AVE UNIT 1020
MIAMI FL 331437857

TOMAS B MELLO &W CRISTINE
8650 SW 67 AVE #1021
PINECREST FL 331437858

DAVID CUTTER
8650 SW 67 AVE #1022
MIAMI FL 331437858

ARNALDO B DA SILVA &W
MARIA C BELARMINO
8650 SW 67 AVE #1023
MIAMI FL 33156

INGRID BOCANEGRA
P O BOX 430865
MIAMI FL 33243

BRETT A PAREDES &W MIRIAM BEYDOUN
8650 SW 67 AVE #1025
MIAMI FL 331437858

JORGE E CEPEDA &W NELY
7200 SW 109 TERR
PINECREST FL 331563864

JAY BERNKRANT &W
MARIA DIAZ BERNKRANT
9790 SW 67 AVE
MIAMI FL 331563272

MARCO GARCIA
8650 SW 67 AVE #1028
MIAMI FL 331437818

JUAN CARLOS HAYDAR &W MARIA C
11111 SW 62 AVE
MIAMI FL 331564003

VLADIMIR GURAU &W LI
15555 SW 83 AVE
MIAMI FL 331572256

JAY BERNKRANT &W MARIA D
9790 SW 67 AVE
MIAMI FL 331563272

JAY BERNKRANT
MARIA DIAZ BERNKRANT
8650 SW 67 AVE #1032
MIAMI FL 331437819

STUART BAYES &W BATYA &
JACLYN BAYES JTRS
9400 SW 102 ST
MIAMI FL 33176

HARRY E PIEDRA
JENNIFER M MOONEY
8650 SW 67 AVE #1034
MIAMI FL 331437819

ZACHARY LEE BAYAG
8650 SW 67 AVE #1035
MIAMI FL 331437819

GERARD F PORRY
7600 NW 63 ST
MIAMI FL 331663608

JUAN OSORNO &W PATRICIA PELAEZ
8650 SW 67 AVE #1037
PINECREST FL 331437820

DANIELLE DIAZ
8650 SW 67 AVE #1038
MIAMI FL 331437820

FRANCISCO E DIAZ &W CECILIA
8650 SW 67 AVE #1039
MIAMI FL 331437820

GULCIN GILBERT
8650 SW 67 AVE #1040
PINECREST FL 331437820

ALFREDO HUERTAS
PO BOX 430006
MIAMI FL 33243

FEDERICO A DAO
MERCEDES C G DAO
8650 SW 67 AVE #1042
MIAMI FL 331437821

MARIA G BONGIOVI-HOGNER
8650 SW 67 AVE #1043
PINECREST FL 331437821

MAYRA F SANTIN
8650 SW 67 AVE #1044
MIAMI FL 331437821

MARTIZA HABERMAN
8650 SW 67 AVE #1045
MIAMI FL 331437821

LAS VILLAS OF DADELAND INC
316 ROYAL POINCIANA PLAZA
PALM BEACH FL 33480

LAS VILLAS OF DADELAND INC
316 ROYAL POINCIANA PLAZA
PALM BEACH FL 33480

LAS VILLAS OF DADELAND INC
316 ROYAL POINCIANA PLAZA
PALM BEACH FL 33480

LAS VILLAS OF DADELAND INC
316 ROYAL POINCIANA PLAZA
PALM BEACH FL 33480

LAS VILLAS OF DADELAND INC
316 ROYAL POINCIANA PLAZA
PALM BEACH FL 33480

LAS VILLAS OF DADELAND INC
316 ROYAL POINCIANA PLAZA
PALM BEACH FL 33480

LAS VILLAS OF DADELAND INC
316 ROYAL POINCIANA PLAZA
PALM BEACH FL 33480

STEPHEN W LEE & W LAURIE A
KRISTEN D LEE
18600 SW 240 ST
MIAMI FL 330311208

NANEA MARCIAL
8601 SW 68 CT #2
PINECREST FL 331437832

ALEX SCHREER & W
ELEANOR SCHREER
9860 SW 121 ST
PINECREST FL 331764924

JAYME JOY CONSULTING INC
471 N BROADWAY SUITE 297
JERICHO NY 11753

HUGO VELASQUEZ & W
JESSICA ZAPATA
8601 SW 68 CT #5
PINECREST FL 331437832

BRUCE PHILLIPS
8420 SW 141 ST
MIAMI FL 331581045

HAROLD CALIXTE & W NANCY A
6601 SW 68 CT UNIT #21
MIAMI FL 33146

HECTOR CRUZ & W
CONCHITA CRUZ
6255 SW 110 ST
PINECREST FL 331564063

CHUN J WU
MEDHI WANGPAICHITR
8601 SW 68 CT #23
PINECREST FL 331437840

JANICE GATES
CAROLYN KERR & H JEFFREY KERR
917 MAJORCA AVE
CORAL GABLES FL 331343639

JAMES C KNECHT
JUSTINE KNECHT
7960 SW 142 ST
MIAMI FL 331581543

JAY CAPLIN
7540 SW 54 AVE
MIAMI FL 331435816

DAVID A VARONA & W
TINA M VARONA
8603 SW 68 CT #1
MIAMI FL 331437833

TINA L CAIAZZO
C/O THE GREAT ESCAPE
801 MADRID STE 5
CORAL GABLES FL 33134

GLENN CULBRETH
8603 SW 68 CT #3
PINECREST FL 331437833

ARMANDO BLARDONIS
MAYLEN BLARDONIS
242 VISCAYA AVE
CORAL GABLES FL 331347330

JAVIER I ORTIZ
8603 SW 68 CT #5
PINECREST FL 33156

CARLOS LARIN &
ALVARO LARIN
1202 AVENIDA MAGDALENA #601
SAN JUAN PR 00907

EDGARDO O MACCHI & W DIANA R
ELENA M KEMPER
16401 SW 81 AVE
MIAMI FL 331573703

DAVID A RODRIGUEZ
8603 SW 68 CT #21
PINECREST FL 331437841

ELIZABETH S PORTUONDO TR
789 CRANDON BLVD #604
KEY BISCAYNE FL 33149

PABLO LAZARO
11535 SW 109 RD #B
MIAMI FL 331763115

FIRUZA MISTRY
P O BOX 566361
MIAMI FL 33256

MAURO ARGUELLO
LOURDES M ARGUELLO
6645 SW 123 ST
MIAMI FL 331565556

ESTHER ROSADO
1581 BRICKELL AVE #1206
MIAMI FL 331291237

GIL FERNANDEZ &
PATRICIA RAMOS
7540 SW 93 PL
MIAMI FL 331733257

ZVETAN N ZAKOV
8605 SW 68 CT #1
PINECREST FL 331437834

MARK CLARK & W ALICIA
10451 SW 115 ST
MIAMI FL 331764044

TODD CAPLIN &W ANGEL
8605 SW 68 CT #3
MIAMI FL 331437834

AMELIA LETELLIER
8483 SW 169 TERR
MIAMI FL 331574648

ALAN ADAMSON &W
LISA ADAMSON
8605 SW 68 CT #5
MIAMI FL 331437834

JYNDHIA ECHEVERRIA
8605 SW 68 CT #6
PINECREST FL 331437834

ANA L DE CORONADO
6 ST 28-16 ZONA 15 COLONIA SAN
LAZARO GUATEALA CITY GUATEMALA
00000

CHARLES HOUSEN &W CAROL &
OSCAR TRIANA &W BRIGETTE
7330 OCEAN TERR #2001
MIAMI BEACH FL 331412750

JAMESINE STUART HOLDINGS LLC
18350 NE 2 AVE
MIAMI FL 331794424

LEOPOLDO BEZANILLA
8605 SW 68 CT #23
PINECREST FL 331437842

PEDRO BISNAR &W
ELVIRA BISNAR
8605 SW 68 CT #24
PINECREST FL 331437842

JOSE L DURAN
8605 SW 68 CT #25
PINECREST FL 331437842

LORETTA L ARMADA
ANDRES VENGOECHEA
8605 SW 68 CT #26
PINECREST FL 331437842

JUAN T DIAZ
BEATRIZ DIAZ
8605 SW 68 CT #27
PINECREST FL 331437842

LUIS A MAGAN
8607 SW 68 CT #1
MIAMI FL 331437835

RONALD A SHUFFIELD &W
ANITA M SHUFFIELD
9568 SW 67 CT
MIAMI FL 331561764

VINCENT CONTE &W
FATEMEH BORJIAN
8607 SW 68 CT #3
MIAMI FL 331437835

AGUSTIN IGLESIAS
15432 SW 9 WAY
MIAMI FL 33194

GUY D BEAUVOIR &W
CRISTINA BEAUVOIR
7845 SW 53 CT
MIAMI FL 331435834

FRANCISCO RIZO
8607 SW 68 CT #6
PINECREST FL 331437835

PATRICIA RAMOS
7540 SW 93 PL
MIAMI FL 331733257

OMAR SEPULVEDA
8607 SW 68 CT #21
PINECREST FL 331437843

CHRISTOPHER ZOLLER
LEE ZOLLER
900 BAYAMO AVE
CORAL GABLES FL 331463407

ROBERT C COLLINS &W ROSANA R
8607 SW 68 CT #23
MIAMI FL 331437843

MANUEL TAMARGO
8607 SW 68 CT #24
PINECREST FL 331437843

ARLEEN TAMARGO
8607 SW 68 CT #25
PINECREST FL 331437843

JAMES R MAYER
LAUREN M MAYER
6820 SW 129 TERR
MIAMI FL 331566277

KJIRSTEN SHIPLEY
8607 SW 68 CT #27
PINECREST FL 331437843

KAREN COCHRANE &H
STANISLAO D ALESSANDRO
9906 SW 193 ST
MIAMI FL 331577851

OLGA RUIZ
8609 SW 68 CT #2
MIAMI FL 331437836

TOM HUANG &W NUNTA
VANICHSETAKUL
KANOKSRI SARINNAPAKORN
1201 SCHINDLER LN
WAYNE NJ 07470

AZIEL TINGZON
8609 SW 68 CT #4
PINECREST FL 331437836

PABLO RENDON &
RANDY RENDON
1211 HARDEE ROAD
CORAL GABLES FL 331463230

FERNANDO ESPINO &W ERIS L ESPINO
JOSE F ESPINO
6022 PARADISE POINT DRIVE
MIAMI FL 331572634

MICHAEL A DIAMOND
SUSAN DIAMOND
6800 SW 132 ST
MIAMI FL 331566928

NANCY E TITUS &
BARBARA J RASKIN
PO BOX 358333
GAINESVILLE FL 32635

LYNN G FEUN &W
NIRAMOL SAVARAJ
8609 SW 68 CT #23
MIAMI FL 331437844

ISIS TRIANA &
HOMERO L ABBOT
8609 SW 68 CT #24
PINECREST FL 331437844

JOHN H FRIEDHOFF &W CAROLINA B
6225 SW 106 ST
MIAMI FL 331564039

EDUARDO J GONZALEZ
8609 SW 68 CT #26
PINECREST FL 331437844

JAMES K HAYS &W JULIE A
8345 SW 149 DR
MIAMI FL 331462718

DAVID M SINGER
8611 SW 68 CT #2
PINECREST FL 331437837

EUGENIA M ROSADO
8611 SW 68 CT #3
MIAMI FL 331437837

RICARDO DE LA PAZ
8611 SW 68 CT #4
MIAMI FL 331437837

BELKIS LOUREIRO
8611 SW 68 CT # 21
MIAMI FL 33143 331437845

FRANCINE ABBOTT
6709 N KENDALL DR #208
MIAMI FL 331561782

KEVIN LEANDER
11401 SW 50 TERR
MIAMI FL 331656005

ENRIQUE SUAREZ JR &
ELVIS BORREGO &W MARY L ETAL
8611 SW 68 CT #24
PINECREST FL 331437838

SME HOLDINGS LLC
1680 NW 95 AVE
MIAMI FL 331722841

DEAN R WILLIAMS
8615 SW 68 CT #2
PINECREST FL 331437838

HEIKO IHLE
8615 SW 68 CT #21
MIAMI FL 331437838

TIM W KENNEDY
JOHN D FERREIRO
1581 BRICKELL AVE #2207
MIAMI FL 331291241

JOHN D FERREIRO
TIM W KENNEDY
8617 SW 68 CT #1
MIAMI FL 331437839

TODD M CAPLIN &W ANGELA
13421 SW 69 CT
MIAMI FL 331566943

FLAVIA N BERTI
8617 SW 68 CT #3
PINECREST FL 331437839

DAISY AGUILAR
ZOILA DORIA
2710 SW 76 AVE
MIAMI FL 331552742

ADRIAN NUNEZ DE LA TORRE &W
KAREN C ROJAS
8617 SW 68 CT #5
PINECREST FL 331437839

ENRIQUE TAMAYO
P O BOX 403126
MIAMI BEACH FL 331401126

RUBEN E RODRIGUEZ
8617 SW 68 CT #21
PINECREST FL 331437895

ELSIE CASTELBLANCO
8617 SW 68 CT #22
PINECREST FL 331437895

MONICA DIAZ
8617 SW 68 CT #23
MIAMI FL 331437895

GABRIEL A VALLE &W
BARBARA K VALLE
8617 SW 68 CT #24
MIAMI FL 331437895

KAMI MAKKI
SHAMILA MAKKI
8716 SW 68 CT #25
PINECREST FL 33143

CARLOS R OLIVARES
8617 SW 68 CT #26
PINECREST FL 331437895

F E C RY CO
ST AUGUSTINE FLA
COMPT

TOM THUMB FOOD STORES INC
97 W OKEECHOBEE RD
HIALEAH FL 330104721

TOM THUMB FOOD STORES INC
97 W OKEECHOBEE RD
HIALEAH FL 330104721

8000 LLC
12900 SW 89 CT
MIAMI FL 331765803

RECORDING FOR THE BLIND INC
6704 SW 80 ST
MIAMI FL 331434525

6710 PARTNERS LLC
6710 SW 80 ST #102
MIAMI FL 331434500

TRAP LIMITED PARTNERSHIP
9955 SW 142 ST
MIAMI FL 331766755

TRAP LIMITED PARTNERSHIP
9955 SW 142 ST
MIAMI FL 331766755

TRAP LIMITED PARTNERSHIP
9955 SW 142 ST
MIAMI FL 331766755

MOTIVA ENTERPRISES LLC
1100 LOUISIANA
HOUSTON TX 77002

DONN L LITHGOW
113 CARRIAGE CT
PONTE VEDRA BEACH FL 32082

EMILIO FRANCESCON & W LOUISE
51 BAY HGTS RD
MIAMI FL 331332631

TOMMY MORRISON & W PATRICIA
9955 SW 142 ST
MIAMI FL 331766755

6795 SW 81 ST LLC
PO BOX 435520
MIAMI FL 33243

6795 SW 81 ST LLC
PO BOX 432520
MIAMI FL 33243

WILLIAM F ADER JR
C/O ROBERT ADER
100 SE 2 ST SUITE 3550
MIAMI FL 33131

MIAMI-DADE COUNTY
MIAMI-DADE TRANSIT AGENCY
111 NW 1 ST STE 910
MIAMI FL 331281903

JADE GARDENS APARTMENTS LTD
9095 SW 87 AVE STE 777
MIAMI FL 331762310

DADELAND NORTH LTD
C/O SHANE SUCHMAN R E CO
1550 MADRUGA AVE STE 230
CORAL GABLES FL 331463017

SIX SAC SELF-STORAGE CORPORATION
2727 N CENTRAL AVE
PHOENIZ AZ 85004

ROBERT A PARSLEY III & W LINDA C
6800 SW 81 ST
MIAMI FLA 331437708

OSTLUND WAREHOUSES LLC
PMB 126
13015 SW 89 PL
MIAMI FL 331765812

H ARTHUR KNUTSON
TERESA M KNUTSON
11801 SW 104 CT
MIAMI FL 331764074

ALAN J DAVIS & W BARBARA
DANIEL DAVIS & W NANCY
2581 MAYFAIR LN
WESTON FL 333271506

BLUMSHEAR LLC
150 ALHAMBRA CIR STE 925
CORAL GABLES FL 331345233

FLANNIGAN PROPERTIES INC
6850 SW 81 TERR
MIAMI FL 331437712

FRED KASSNER
69 SPRING ST
RAMSEY NJ 07446

VERNON & VICKI GUTTERMAN
7640 SW 53 CT
MIAMI FL 331435827

ZANZURI HOLDINGS INC
6800 SW 81 TERR
MIAMI FL 331437712

MIAMI-DADE COUNTY
MIAMI-DADE TRANSIT AGENCY
111 NW 1 ST STE 910
MIAMI FL 331281903

H ARTHUR KNUTSON & W
TERESA M KNUTSON
11801 SW 104 CT
MIAMI FL 331764074

ZANZURI HOLDINGS INC
6800 SW 81 TERR
MIAMI FL 331437712

ZANZURI HOLDINGS INC
6800 SW 81 TERR
MIAMI FL 331437712

PINECREST STORAGE LLP
6840 SW 81 TERR
MIAMI FL 331437712

DIXIE POINTE ASSOCIATES
7400 KENDALL DR #209
MIAMI FL 331567720

ZANZURI HOLDINGS INC
6800 SW 81 TERR
MIAMI FL 331437712

MINI-WAREHOUSE OF KENDALL LTD
12345 SW 117 CT
MIAMI FL 331863934

GIRAFFE PROPERTIES LLC
C/O TOYS R US INC
ONE GEOFFREY WAY
WAYNE NJ 07470

ADVANCE AUTO PARTS
P O BOX 2710
ROANOKE VA 24001

DADELAND STATION ASSOC LTD
C/O BERKOWITZ DEVELOPMENT
2665 S BAYSHORE DR STE 1200
MIAMI FL 331335462

ARGONAUT HOLDINGS INC
C/O WORLDWIDE R E 200 REN CENTER
MAIL CODE 482-B38-C96 PO BOX 200
DETROIT MI 48265

ROBERT HADDAD
6735 SW 52 ST
MIAMI FL 331555709

MICHAEL R SWAIN & MATTHEW N SWAIN
6520 SW 84 ST
MIAMI FL 331437917

JORGE DELGADO & W MARIA B
6534 SW 84 ST
MIAMI FL 331437917

ARGONAUT HOLDINGS INC
C/O WORLDWIDE R E 200 REN CENTER
MAIL CODE 482-B38-C96 PO BOX 200
DETROIT MI 48265

CECILIA J PRAHL & PETER T JUDE
12940 SW 69 AVE
MIAMI FL 331566263

ALICIA RIESGO
6252 SW 29 ST
MIAMI FL 331553023

THEODORE E GRAB
6632 SW 84 ST
MIAMI FL 331437918

ARGONAUT HOLDINGS INC
C/O WORLDWIDE R E 200 REN CENTER
MAIL CODE 482-B38-C96 PO BOX 200
DETROIT MI 48265

MIAMI-DADE COUNTY
MIAMI-DADE TRANSIT AGENCY
111 NW 1 ST STE 910
MIAMI FL 331281903

MIAMI-DADE COUNTY
MIAMI-DADE TRANSIT AGENCY
111 NW 1 ST STE 910
MIAMI FL 331281903

CECIL D LETTIS JR
6501 SNAPPER CREEK DR
MIAMI FL 331437937

GUY P TOUSSAINT JR & W CRISTINA
6525 SNAPPER CREEK DR
MIAMI FL 331437937

ANA M SANCHEZ
6541 SW 85 ST
MIAMI FL 331437937

BERNADETTE Y SIY
6601 SW 85 ST
MIAMI FL 331437935

FEC RR CO
C/O M O BAGLEY
P O BOX 1048
ST AUGUSTINE FL 32085

HEFLIN FAMILY TRUST
6641 SW 85 ST
MIAMI FL 331437935

ARGONAUT HOLDINGS INC
C/O WORLDWIDE R E 200 REN CENTER
MAIL CODE 482-B38-C96 PO BOX 200
DETROIT MI 48265

SOUTH FLA WATER MANAGEMENT DIST
3301 GUN CLUB RD
PO BOX 24680
WEST PALM BEACH FL 334164680

MIAMI-DADE COUNTY
MIAMI-DADE TRANSIT AGENCY
111 NW 1 ST STE 910
MIAMI FL 331281903

MIAMI-DADE COUNTY
MIAMI-DADE TRANSIT AGENCY
111 NW 1 ST STE 910
MIAMI FL 331281903

DONALD W BRACKIN & W HAYDEH S
6540 SNAPPER CREEK DR
MIAMI FL 331437938

DONALD W BRACKIN & W HAYDEH S
6540 SW 85 ST
MIAMI FL 331437938

ZANDY RODON
6556 SNAPPER CREEK DR
SO MIAMI FL 331437938

ELIZABETH GOLDENBERG
& PAUL CRISCUOLO & W JEANETTE
6600 SNAPPER CREEK DR
MIAMI FL 331437936

MARK J RECHTIEN
6630 SNAPPER CREEK DRIVE
MIAMI FL 331437936

MIAMI-DADE COUNTY
MIAMI-DADE TRANSIT AGENCY
111 NW 1 ST STE 910
MIAMI FL 331281903

SOUTH FLA WATER MANAGEMENT DIST
3301 GUN CLUB RD
PO BOX 24680
WEST PALM BEACH FL 334164680

SOUTH FLA WATER MANAGEMENT DIST
3301 GUN CLUB RD
PO BOX 24680
WEST PALM BEACH FL 334164680

SOUTH FLA WATER MANAGEMENT DIST
3301 GUN CLUB RD
WEST PALM BEACH FL 334164680

SO FLA WATER MANAGEMENT DIST
3301 GUN CLUB RD
WEST PALM BEACH FL 33416

BURGIN, LTD
1570 MADRUGA AVE SUITE 209
CORAL GABLES, FL 331463012

SOUTH FLORIDA WATER MGMT DIST
PO BOX 24680
WEST PALM BEACH FL 33416

C & S FLA FLOOD CONTROL DISTRICT
JOHN HANCOCK-GANNON LEASE
11030 N KENDALL DR STE 200
MIAMI FL 331761220

IMMANUEL PRESBYTERIAN CH OF MIAMI
6605 SW 88 ST
MIAMI FL 331561861

SO FLA PRIVATE SCHOOLS INC LLP
C/O JOSE FUENTE CHIEF FIN OFF
8603 SOUTH DIXIE HWY STE #406
MIAMI FL 331437896

JOHN HANCOCK
C/O GANNON MANAGEMENT CO
11030 N KENDALL DR #200
MIAMI FL 331761220

JAMES LEE INC
8545 S DIXIE HWY
MIAMI FL 331437830

KENDALL I PLAZA LTD
523 MICHIGAN AVE
MIAMI BEACH FL 331396317

SOUTH FLORIDA PRIVATE SCHOOLS INC
1500 SAN REMO AVE STE 400
CORAL GABLES FL 331463068

GULLIVER SCHOOLS INC
1500 SAN REMO AVE #400
CORAL GABLES FL 331463068

KENDALL I PLAZA LTD
523 MICHIGAN AVE
MIAMI BEACH FL 331396317

SO FLA PRIVATE SCHOOLS INC
C/O JOSE FUENTE CHIEF FINAN OFF
8603 SOUTH DIXIE HWY STE #406
MIAMI FL 331437896

XII. CERTIFICATE OF PUBLIC HEARING NOTICE PUBLICATION



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Pinecrest Village Council will conduct a public hearing on Tuesday, March 14, 2006, 7:00 p.m., in the Council Chamber, Pinecrest Municipal Center, 12645 Pinecrest Parkway, Pinecrest, Florida, pursuant to Section 5.04 of the Miami-Dade County Charter and Section 20-3 of the Miami-Dade County Code of Ordinances, to consider the proposed annexation of the "Snapper Creek Canal Commercial Triangle" and enactment of a resolution concerning the annexation of certain land described in the map and legal description below. The proposed annexation area known as the "Snapper Creek Canal Commercial Triangle" is shown on the map by a diagonal line designation.



LEGAL DESCRIPTION

BEGIN at the northerly most lot of the Village of Pinecrest, same being the intersection of the centerline of State Road No. 5 (US 1) and the centerline of Snapper Creek Canal (Canal No. C-3), thence run northerly along the said centerline of State Road No. 5 to the point of intersection with the centerline of SW 67 Avenue (Ludlum Road); thence run south and southwesterly along said centerline of SW 67 Avenue to the intersection of the centerline of Snapper Creek Canal; thence run northwesterly to the POINT OF BEGINNING; all lying and being in Miami-Dade County, Florida.

Interested persons are invited to appear and be heard. Copies of the proposed resolution, map of area and other materials relating to the hearing may be obtained at Pinecrest Village Hall, Office of the Village Clerk, 12645 South Dixie Highway, Pinecrest, Florida or by sending a request to clerk@pinecrest-fl.gov.

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of their disability should contact the Village Clerk at (305) 234-2121 not later than four business days prior to such proceeding.

Any one wishing to appeal any decision made by the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Guido H. Inguanzo, Jr., CMC
Village Clerk

PURIM

at beth david

March



Author Rebecca Kohn

Join Rebecca Kohn as she discusses her book, *The Gilded Chamber: A Novel of Queen Esther*, based on Kohn's extensive research of the Book of Esther and the era in which she lived. Sunday, March 12 at Noon. Light refreshments. Free.

12



Carnival and Megillah

Come to our Purim Carnival and costume party and enjoy a spaghetti dinner and sundae bar. Perfect for kids! Family Megillah reading to follow. Monday, March 13 beginning at 4 p.m. The Carnival is free. Dinner is \$10. Reservations Required.

13

Beth David 2025 S.W. Third Avenue
at Twenty-Sixth Road
CONGREGATION 305 864 3811



ARTIST SMILE: Junior kindergarten Nicole Schwyn shows her Japanese-inspired painting.

GULLIVER ACADEMY

Little artists display talent

*ART SHOW, FROM 6

France, Venezuela and Spain Africa was also featured in the festival.

Jeanette Dorfman's junior kindergarten class focused on Japan and spent time learning about the culture and Japanese author Allen Say, who writes children's books. The students in Dorfman's class made Japanese rock gardens, where the stones portrayed elements of nature like forests and volcanoes, and Zen paintings, which were highly symbolic.

"I love what they produced with this," said Dorfman. "They really did understand the idea."

In Lynnette Arencibia's junior kindergarten class, the students made Spanish pitchers from clay and tile and painted based on the work of artist Joan Miró.

"I liked making the one with the clay," said Bella Lyon, one of Arencibia's students.

Bell, the principal, said that this festival is overall a "wonderful learning experience for the children."

"They develop their skills through artwork," Bell said.

SAX GOD SONNY ROLLINS



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HOMESTEAD

Land near air base at issue

Residents will get to make suggestions for the future look of development around Homestead Air Reserve Base during an upcoming public hearing.

BY ELYSA BATISTA
ebatista@miamiherald.com

A proposed study on what developments should take place around the Homestead Air Reserve Base will take the spotlight this week when the Joint Land Use Study Policy Committee holds its first public hearing.

The study is part of an ongoing effort by local groups to ensure that the U.S. military will not consider shutting down the facility as a result of over-development on its borders.

"It's basically to introduce the study to the community," said Michael Richardson, member of the 17-person committee overseeing the study.

The group includes developers, military and government representatives and business people, but only one resident. To offset the imbalance, the committee sent more than 290 notices to residents and property owners around the base inviting them to the hearing to learn about the study and offer suggestions.

The hearing will be at 6 p.m. Tuesday at Homestead City Hall, 790 N. Homestead Blvd.

"I hope we get a good turnout," said committee chairman Steve Shiver, a former county manager and a former Homestead mayor. "It's all about participation."

This will also be the committee's first public meeting with EDAA, the Atlanta-based international design and planning firm selected by the committee to conduct the study.

The study's price tag of \$100,000 is funded by the defense department and local governments in south Miami-Dade County.

Also, Miami-Dade County, Florida City and Homestead have passed resolutions supporting the land use study and committing to being participants.

CITIZEN'S FORUM



Commissioner
Dennis C. Moss
District 9

"LET YOUR VOICE BE HEARD"
Direct input from the people is critical for me to best serve the people

Monday, March 6, 2006
6:30 PM

South Dade Government Center
10710 SW 211th Street
Conference Room 203

For more information, please call 305-234-4938.
Sponsored by Miami-Dade County Commission
Vice-Chairman Dennis C. Moss

Please note: By law, County Commissioners are not permitted to discuss pending matters. Any matter regarding pending matters should be discussed to the Planning Hearing section of the Planning Department and Regulation Department 305-373-2540

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the Pincrest Village Council will conduct a public hearing on Tuesday, March 14, 2006, 7:00 p.m. in the Council Chamber, Pincrest Municipal Center, 12645 Pincrest Parkway, Pincrest, Florida, pursuant to Section 5.04 of the Miami-Dade County Charter and Section 20-3 of the Miami-Dade County Code of Ordinances, to consider the proposed annexation of the "Snapper Creek Canal Commercial Triangle" and enactment of a resolution concerning the annexation of certain land described in the map and legal description below. The proposed annexation area known as the "Snapper Creek Canal Commercial Triangle" is shown on the map by a diagonal line designation



LEGAL DESCRIPTION

BEGIN at the northerly most limit of the Village of Pincrest, same being the intersection of the centerline of State Road No. 5 (US 1) and the centerline of Snapper Creek Canal (Canal No. C-2); thence run northeasterly along the said centerline of State Road No. 5 to the point of intersection with the centerline of SW 67 Avenue (Southland Road); thence run south and southeasterly along said centerline of SW 67 Avenue to the intersection of the centerline of Snapper Creek Canal; thence run northeasterly to the POINT OF BEGINNING; all lying and being in Miami-Dade County, Florida

Interested parties are invited to appear and be heard. Copies of the proposed resolution, map of area and other materials relating to the hearing may be obtained at Pincrest Village Hall, Office of the Village Clerk, 12645 South Dade Highway, Pincrest, Florida or by sending a request to clerk@pincrest-fl.gov

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not later than four business days prior to such proceeding.

Any one wishing to appeal any decision made by the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 284.0105)

Guido H. Inguanzo, Jr., CMC
Village Clerk

VILLAGE CLERK'S OFFICE